

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
MEETING MNUTES  
MAY 8, 2013**

At 7:30 p.m., Chairman Newman meeting to Order.

The Secretary read the Adequate Notice.

Salute to the Flag.

Roll Call: Present: Kurzman, Masci, Beck, Pado, Pinney, Newman and Kocur: Absent: Blanco, Pepe, Ziner and Grbelja.

**APPROVAL OF MINUTES:** March 14, 2013

Mr. Kurzman made a Motion to approve the March Meeting Minutes and Mr. Beck offered a Second. Roll call Vote: Kurzman, Beck, Masci and Newman voted yes to approve the Meeting Minutes.

**PUBLIC COMMENT PORTION:** At 7:35 p.m., Chairman Newman opened the Meeting to entertain any public comment. Seeing none, he closed that portion of the meeting at 7:35 p.m.

**P10-12 NORTH PARK SOLAR ENERGY FARM** – Block 16, Lots 2.01 located at N. Disbrow Hill Road consisting of 126.29 acres in the BP zone and Lot 9.05 located at 700 Rike Drive consisting of 4.93 acres in the BP Zone. On 2-9-11, applicant received Preliminary and Final Site Plan for Phase I to construct a solar energy farm and they received Preliminary approval for Phase II of the project. Resolution was memorialized 3-9-11. Applicant returns to the Board seeking a one-year extension of time. No Zone change. No noticing is required.

Mr. Pape representing the applicant. He explained that the project is a 130 acre solar farm located in The BP (Business Park) Zone. Mr. Pape provided a status update explaining that all of the ancillary approvals in connection with this application have been obtained. Mr. Pape advised that the State had supported these facilities and provided fiscal benefits and discounted SRECS (Solar renewable energy certificates). Mr. Pape explained that the State's official position has changed regarding these facilities going online. Presently, such facilities are being held in abeyance until further investigations are completed by the State. Due to this turn of events, the applicant is respectfully requesting a one-year extension of time until March 2014. Zone has not changed.

Mr. Pape explained that two approvals must take place; the DCA must issue a construction permit and the SREC registration is done with the Board of Public Utilities

to control the number of facilities that are created. He advised that the Governor has approved 80 megawatts per year. He explained that for this project, everything is finished. Economics and the Governor's position are holding back the process.

Mr. Pape advised the most difficult part of the process was inclusion in the Grid. The applicant has done this and he explained that they have paid the owners of the Grid, PJM, to be allowed in the Grid. He explained that this is expensive and the fee is non-refundable.

Mr. Pape explained what is needed in order to obtain financing from the lending institutions. The SRECs are the credits given to you when you generate clean energy. The number was \$600 per SREC and presently, it is now at \$160 per SREC.

Mr. Kurzman asked if they could get private funding. Mr. Pape advised how it works, the applicant would sell his electricity and receive SRECs. Because the value of an SREC has gone down, people are not qualifying for the loans. Mr. Pape explained what change would have to take place in order for funding to be available in the future.

Mr. Masci made a Motion to grant the one-year Extension of Time to March 9, 2014 and Mr. Beck offered a Second. Roll Call Vote: Masci, Beck, Kurzman, Pinney, Kocur and Newman voted yes to approve. Mr. Pado excused himself due to the proximity of his company to the project.

## **NEW BUSINESS:**

Perl Acres South Preservation Update. Block 55, Lot 2, - Located on Route 526. Previously zoned R-130 consisting of 158.2 acres. Presently zoned RU-P. Extension of Time granted through July 10, 2013.

Attorney Kenneth Pape, representing the applicant, provided an update to the Board. He explained that they working with the NJDEP Green Acres Program to fund the preservation of the property and advised it is going fine. He explained that the process is moving slowly and offered the Board a copy of a letter from Ms. Renee Jones' of Green Acres. Mr. Pape explained the cause for the slowdown was due in part to the lack of a work force. The appraisal internal review team consists of two people, one of whom is retired. There is a back log of work.

Mr. Pape explained to the Board that accordingly, the NJDEP Green Acres will not be able to make an offer by the July 9, 2013 extension deadline. In light of this, Mr. Pape advised the Board that they would be back at the June 12th Board Meeting to request a further extension of time.

Chairman Newman understood the business dilemma and stated he would see the applicant at the June 12, 2013 meeting.

Mr. Pape offered that Ms. Jones could not discuss the matter in open forum but would be available to discuss this with the Governing Body in an Executive Session.

Seeing no further business, Chairman Newman asked for a Motion to Adjourn and Ms. Pinney made the Motion, Mr. Kocur offered a Second and by unanimous vote, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Pamela D'Andrea